



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

### NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Thursday, 21 March 2013  
TIME: 4:00 P.M.  
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be review of applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the Commission, in accordance with Chapter 616 of the Acts of 1955, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpretations are available upon request.

*Please ensure that all electronic devices are silenced prior to entering the hearing room.*

After 5:30 p.m., enter and exit City Hall through the Dock Square entrance on Congress Street (across from Faneuil Hall).

### REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

#### BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Leslie Donovan, Kenneth Taylor, P.T. Vineburgh  
Alternates: Mark Kiefer, Martha McNamara, Danielle Santos, Annlinnea Terranova

4:00

#### ADVISORY REVIEW

1 Charles River Square: Greg Levis, owner's representative; Melanie Sommer, property owner: Install elevator shaft at rear of building, visible from the public way.

#### APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:20

Application: 13.768 BH  
Applicant:

##### 74 Chestnut Street

Nick Winton, architect; Whitney Brunet, property owner: Replace top floor front 12 foot by 15 foot atelier window with three aluminum windows of a different design; Install three similar aluminum windows in the top floor rear wall opening facing Branch Street; alter two parlor-level windows at rear (partially visible from Branch Street) to make them into doors and install 15-pane aluminum doors in their place; replace roof and rooftop equipment; install skylight and rooftop railings.

4:50

Application: 13.604 BH  
Applicant:

##### 75 Hancock Street (continuation)

Brent Berc, property owner: Replace garden-level entry with a new door and sidelights that extend to the width of the existing lintel.

5:10

Application: 13.769 BH  
Applicant:

##### 101 Chestnut Street

Frank McGuire, architect; JJ/Roberta Pellegrino, property owners: Replace modern projecting greenhouse-style window on 4<sup>th</sup> floor north elevation with a Wyatt-style window to match others at this building; introduce two new window openings on the top floor east elevation, visible from Brimmer Street.

5:30

Application: 12.153 BH  
Applicant:

##### Putnam Avenue (parcel located behind 143 Charles Street)

Andrew Falkenstein, architect: Request to increase height of proposed fence that had been approved by the BHAC at its August 2011 public hearing.

5:45

Application: 12.403 BH  
Applicant:

##### 250 Cambridge Street

Peter Fales, agent: Request to alter plans for proposed rooftop telecommunications installation that had been approved by the BHAC at its November 2011 public hearing.

(over)

## VIOLATIONS

6:00

**59 Hancock Street:** Removal of window shutters without review or approval.

**108 Mount Vernon Street:** Installation of an antenna visible from a public way.

**99 Revere Street:** Installation of windows that do not meet the Historic Beacon Hill District Architectural Guidelines.

## ADMINISTRATIVE REVIEW / APPROVAL

*In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to staff pending ratification at the Commission's monthly public hearing. Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:*

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

**PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult staff at 617-635-3850, or at [walter.maros@cityofboston.gov](mailto:walter.maros@cityofboston.gov). Thank you.

Items below are listed in alphabetical order, by street name

- 13.779 BH: 22 Beacon Street:** Replace sliding doors at penthouse, partially visible at a distance from Bowdoin Street.
- 13.771 BH: 33 Beacon Street:** Replace aluminum gutter at carriage house with copper gutter. Install copper ridge cap at carriage house. Replace skylight at carriage house, not visible from a public way.
- 13.715 BH: 131 Charles Street:** Replace damaged copper storefront cornice, to match existing materials and design.
- 13.770 BH: 12 Chestnut Street:** Install a hanging light fixture in recessed entry. BHAC files indicate that a bulb fixture has been here since at least 1959.
- 13.777 BH: 60 Chestnut Street:** Replace slate roof with salvaged slates. Replace copper flashing, vent pipes and gutters. Replace rear bay roof in standing seam copper. Install snow guards on roof. Repaint windows, shutters, all wood trim and front door, as well as garage door. Replace door knocker. Repair deteriorated trim to match. Repaint stucco bay on rear elevation. Repoint rear elevation.
- 13.772 BH: 2 Derne Street:** Replace asphalt shingle roof in-kind. Replace 9 storm windows in-kind. Repoint approximately 6 square feet of front wall at cornice.
- 13.773 BH: 3 Louisburg Square:** Repaint window sash, trim and shutters to match existing color. Repair and repaint iron balcony at rear, visible from Mt. Vernon Street.
- 13.776 BH: 8 Mt. Vernon Place:** Repair boards at bottom of garden gate. Replace drip irrigation line beneath sidewalk and reset bricks to match existing conditions. Remove narrow band of bricks on inner side of fencing and replace with plantings. Replace removable planters that flank front door. Plant two street trees on Joy Street with Parks & Recreation Department approval (not subject to BHAC review).
- 13.775 BH: 35 Mt. Vernon Street:** Repaint black front door, cream recessed entryway and black window trim.
- 13.774 BH: 19 Revere Street:** Spot pointing. Repaint black brick mold.

**PROJECTED ADJOURNMENT: 6:45PM**

Date Posted: March 11, 2013

cc: Abutters (from most recent tax list), Mayor, Law Department, Inspectional Services Department, Applicants, City Clerk, Boston Redevelopment Authority, District City Councilor, Beacon Hill Civic Association

For additional information, please contact Beacon Hill Architectural Commission staff at 617-635-3850 or [walter.maros@cityofboston.gov](mailto:walter.maros@cityofboston.gov)